

OFFICIAL MINUTES APRIL 13, 2016 7:00PM
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Sharon Cave	X		
Greg Larson	X		
Councilor Matt Schwartz			X

OTHERS PRESENT: Community Development Director Steve Westbay, Planner Andie Ruggera, Planning Technician Michelle Spain, Mayor Richard Hagen.

I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS- None

IV. CONSIDERATION OF THE MARCH 9, 2016 MEETING MINUTES

Commissioner Tocke moved, and Commissioner Cave seconded, to approve the March 09, 2016 meeting minutes as presented.

Roll Call Yes: Beda, Ferchau, Larson, Niemeyer, Cave, Tocke

Roll Call No:

Roll Call Abstain:

Absent: Schwartz

Motion Passed by Majority

Commissioner Larson requested a motion to excuse Councilman Schwartz from this meeting.

Commissioner Cave moved, and Commissioner Niemeyer seconded to excuse Councilman Schwartz from the April 13, 2016 meeting.

Roll Call Yes: Beda, Ferchau, Larson, Tocke, Niemeyer, Cave

Roll Call No:

Roll Call Abstain:

Absent:

Motion Passed by Majority

V. THREE-MILE COUNTY REFERRAL – SUBMITTED BY O.A. PESNELL TO RELOCATE HIS JEEP RENTAL BUSINESS TO LOT 5 OF THE FLYING E RANCH

Director Westbay commenced his review of the request. In a prior meeting this Commission asked to have a letter drafted to the County Planning Commission in response to the County's Land Use

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Application. This letter is in draft form and any changes can be made. The County is using a performance based process on this request.

Commissioner Larson asked about the east/west pedestrian easement. The access onto County Rd 13 was discussed. The ranch driveway access was reviewed. Commissioner Larson indicated that the County was requesting the applicant to make an alignment to the access road. Various future accesses were reviewed.

Commissioner Niemeyer asked about the consensus on the sales tax issue. Director Westbay responded that there was not that much sales tax collected on the business. Commissioner Niemeyer asked about the service of City electric in this area. Could we apply this or not as a means to collect sales tax? Director Westbay responded that it is just a jurisdictional area for utilities. Commissioner Niemeyer asked if the County is not complying with the 3-Mile agreement, what avenues do we as the City have for collecting these lost sales tax dollars? Sales tax charges and collection of these taxes was discussed. Director Westbay responded that electrical services are Federally regulated and are segregated per the PUC that was originally set up. Water and sewer line extensions can be approved or denied by the City. Director Westbay indicated that we have an IGA with the County for sewer flows. This was approved in the 1990s and was drafted as a way to protect our water quality. North Elk Meadows and North Valley Subdivision areas are on the City sewer at this time.

The highway access control process is not being used for these County requests. Director Westbay indicated that prior to Gunnison Rising we were at 85% of land capacity for commercial use. Commissioner Beda asked about the police and garbage services that were brought up. Discussion ensued on what are the incentives for this. Commissioner Niemeyer indicated that these other services could be used to encourage sales tax. Annexation of areas was discussed by Director Westbay. When annexation happens many other items would need to be upgraded, roads, storm water, police services, and other urban services just to name a few. The north end of the City area was discussed. The various parcel configurations were discussed.

Commissioner Ferchau commented that we had not addressed the Jeep Rental. He would like the application mentioned in this letter. Discussion on relocation of this business. Commissioner Larson asked that the concerns of this Commission be stated in this letter. Director Westbay discussed modifications to the letter.

Commissioner Beda asked if the County commissioners reviewed these applications for safety and soundness issues. Traffic concerns were discussed. Director Westbay responded that CDOT had issued the permit for this access. Signage at the airport area was discussed for Pesnell's business. Off-site signage is allowed. Director Westbay reviewed the additions to the letter to include the following. "The Planning and Zoning Commission can accept any outcome decision by Gunnison County. However, the following comments address our general position regarding commercial use outside the City limits. "

Commissioner Tocke requested a change in the 4th paragraph under urban service territory. Change to Urban Service Boundary. Commissioner Tocke brought up the east side gravel pit. Director Westbay indicated that we are meeting with County members on these applications and the 3-Mile Area in general. Updating of the 3-Mile plan was discussed. Commissioner Tocke asked about the letter in general. Commissioner Larson responded that these letters are public record and show that we do have concerns and have been expressing this. Director Westbay stated

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that this is a joint responsibility of both the City and County. Mayor Hagen was asked for his comments. His response was that the letter was very appropriate. It had the items that we were concerned about. We will make the changes and notify Commissioner Larson to come and sign the letter. Commissioner Niemeyer asked about the volume between the County and the City on applications. In terms of building permits, it is 10 to 1. Land use change applications are also higher for the County. The County area was discussed.

Commissioner Cave moved and Commissioner Niemeyer seconded that Director Westbay make the changes to the letter and Commissioner Larson will sign and then we will deliver to the County.

Roll Call Yes: Beda, Ferchau, Larson, Tocke, Niemeyer, Cave
Roll Call No:
Roll Call Abstain:
Absent: Schwartz
Motion Passed

VI. COUNCIL UPDATE

Mayor Hagen commenced his review.

- Hearing on PUD Major change on Gunnison Rising. Passed 1st Reading.
- Text amendment Landscape Ordinance. Passed 1st Reading.
- \$1,300,000.00 Trail Flap grant on a trail from Twin Bridges to Hartman Rocks. The County does not have any of the 17% match. They have asked the City to issue this match. The City does have \$200,000.00 in trail money. The concession would be for the County to administer the Federal reporting requirements.
- Additional funding request for the 2016 budget. Passed 1st Reading.
- Executive session on property purchase for parking areas.
- Dog Park review by Dan Ampietro. GOCO grant was issued to the City for \$40,000.00.

VII. COMMISSIONER COMMENTS

Commissioner Cave- None

Commissioner Beda- None

Commissioner Tocke wished to be excused from the April 27th meeting.

Commissioner Ferchau-None

Commissioner Niemeyer wished to thank the public works department for clean-up of downed trees on the VanTuyle Ranch trail.

VIII. PLANNING STAFF UPDATE

Director Westbay started his review.

- Community Clean-up on 4-23-16 Saturday starting at 9:00am.
- Complete Streets meeting with CDOT in a week.
- Finalized PUD Major Changes.
- Building Permit applications are being submitted, and inspections are at a high.
- The Lazy K project will be reviewed with UCD.

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- River Restoration Project is coming along. Close to having a set of plans for the Army Corps of Engineers. The construction will be in the fall. Fish & Wildlife has put a stipulation on time of construction. No construction on a mile and half area from March 15, through July 15, due to Sage Grouse noise mitigation. The second item is the salmon run starts August 1. So that will only leave October and November for construction.
- Commissioner Larson asked about the building this year. Director Westbay indicated it is looking good with residential starts.
- Comprehensive plan needs to be put on hold at this time. Complete Streets and sidewalk planning will be taking most of the time now.
- Mayor Hagen indicated there will be a Roast for Stu Ferguson on Saturday night for a scholarship fund raiser. All the Rotary members are selling tickets. Mark Achen will collect checks for City staff.
- Commissioner Ferchau asked about the suicide prevention fundraiser? WSCU is in charge of that program.

IX. ADJOURN TO WORK SESSION
8:05pm

**WORK SESSION: DISCUSSION OF THE DOWNTOWN CORRIDOR AND SIDEWALK
CAFÉ STANDARDS**

Adjourn 9:05 pm

Attest:

Greg Larson, Chair

Michelle Spain, Secretary